

The background of the slide is a photograph of a locker room. On the right side, there is a close-up, sharp focus on a metal padlock attached to a blue locker door. The padlock is silver-colored and has a coiled metal shackle. To the left of the padlock, the hallway is visible but heavily blurred, showing a perspective view of blue lockers and a light-colored floor with overhead lights.

Sustainability data 2025

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Reporting of Safestore's sustainability indicators based on the EPRA guidelines and supporting information, methods and assumptions behind the Sustainability information presented in the Safestore 2025 Annual Report.

EPRA Performance Measures

Safestore reports the company's sustainability indicators based on the EPRA (European Public Real Estate Association) latest recommendations (*EPRA Sustainability Best Practices Recommendations Guidelines, Third Version September 2017*). Safestore reports sustainability indicators for the majority of the 28 EPRA sBPR Performance Measures covering energy consumption, greenhouse gas (GHG) emissions, water, waste and social and governance indicators.

EPRA Overarching Recommendations

Organizational boundaries

Safestore limits its reporting to properties under its operational control. Properties where other parties are responsible for contracts relating to energy supply, water and waste removal are therefore excluded.

Coverage

Safestore endeavors to access and compile data for the properties owns and operates. Safestore enjoys good access to data for the majority of the store portfolio; the proportion of properties included is presented with each indicator. There are however instances where Safestore does not enjoy access (or timely access) to relevant data, typically when properties are newly built, acquired or disposed from the portfolio. Waste disposal data is a particular challenge because suppliers do not usually provide data at a sufficiently granular level which would allow reporting on a LFL basis.

Estimation of landlord-obtained utility consumptions

It is sometimes necessary to estimate consumption data for stores where data is unavailable. This basis for estimation is applying the average consumption intensity from the rest of the portfolio for which data is available.

Normalisation

Intensity indicators based on floor area (square foot) are provided for energy, GHG and water in the respective sections of the data

Segmental analysis

All data is for one property type (self storage facilities) so segmental analysis by type is not appropriate. Where possible, data is provided separately for the UK, France and other EU markets (NL, BE, ES) portfolios.

Third party assurance

Safestore's Sustainability Report (within the Strategic Report) is reviewed by Deloitte LLP as part of the Annual Report. See independent auditor's report, Annual Report 2025 p128-129 for a public assurance statement. Key sustainability KPIs, namely Safestore's greenhouse gas emissions and emissions intensity and the percentage of new developments exceeding EPC B are assured by SLR Consulting. See p65 and p72 of the Annual Report 2025 and the Sustainability section of the group website for an assurance statement.

Disclosure on own offices

Data for Safestore Head Office is reported within the data for the Borehamwood location which is co-located with the Head Office

Narrative on performance

Please refer to the Sustainability section of the Safestore 2025 Annual Report

EPRA: Index

References for each applicable EPRA indicator

AR =Annual Report 2025, SD =Sustainability Data 2025

Environmental Sustainability Performance Measures

Elec-Abs	Total electricity consumption	302-1	SD p.4
Elec-Lfl	Like-for-like electricity consumption	302-1	SD p.4
DH&C-Abs		302-1	Not applicable, not reported
DH&C_Lfl		302-1	Not applicable, not reported
Fuel-Abs	Total fuel consumption	302-1	SD p.4
Fuel-Lfl	Like-for-like fuel consumption	302-1	SD p.4
Energy-Int	Building energy intensity	CRE1	SD p.4
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	SD p.4
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	SD p.4
GHG-Int	Greenhouse gas (GHG) emissions intensity	CRE3	SD p.4
Water-Abs		303-1	SD p.5, AR p.69
Water-Lfl		303-1	SD p.5,
Water-Int	Building water intensity	CRE2	SD p.5
Waste-Abs	Total weight of waste by disposal route	306-2	SD p.5, AR p.69
Waste-Lfl	Like-for-like total weight of waste by disposal route	306-2	Not available
Cert-Tot	Type and number of sustainably certified assets	CRE8	SD p.6

Social Performance Measures

Diversity-Emp	Employee gender diversity	405-1	SD p.7, AR p.52
Diversity-Pay	Diversity pay	405-2	SD p.7, Diversity Pay Report 2025
Emp-Training	Training & Development	404-1	SD p.7, AR p.50
Emp-Dev	Employee performance appraisals	403-1	SD p.7
H&S-Emp	Employee health & safety	403-2	SD p.7, AR p.53
H&S-Asset	Asset health & safety assessments	416-1	SD p.7
H&S-Comp	Asset health & safety compliance	416-2	SD p.7
Comty-Eng	Community engagement, impact assessment and development programme	413-1	AR p.56

Governance Performance Measures

Gov-Board	Composition of the highest governance body	102-22	SD p.8, AR p.74-77
Gov-Select	Nominating and selecting the highest governance body	102-24	SD p.9, AR p.84-86
Gov-Col	Process for managing conflicts of interest	102-25	SD p.10, AR p.82, p.124

Environmental Performance (1/3)

ENERGY & GREENHOUSE GAS EMISSIONS				ABSOLUTE MEASURES (Abs)				LIKE-FOR-LIKE (LFL)															
EPRA Code	Units of Measure	Indicator		Safestore Group				UK				France				Other Markets (NL, BE, ES)				Safestore Group			
				2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change
Elec-Abs																							
Elec-LfL	MWh	Electricity	Total/ Lfl landlord-obtained electricity	14,708	15,200	16,160	6.3	11,412	11,042	11,930	8.0	1,500	1,375	1,601	16.5	989	1,813	2,058	13.5	13,901	14,230	15,589	9.6
No. of applicable properties				188 of 188	197 of 197	197 of 197		116 of 116	116 of 116	116 of 116		26 of 26	26 of 26	26 of 26		27 of 27	39 of 39	43 of 43		169 of 169	181 of 181	185 of 185	
Proportion of electricity consumption estimated				1%	4.5%	5.1%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		9.70%	10.10%	25.87%		0.69%	1.29%	3.41%	
DH&C-Abs				Not applicable																			
DH&C-LfL	MWh	District Heating & Cooling	Total/ Lfl landlord-obtained heating & cooling	(DH&C not used in any Group properties)																			
Fuels-Abs																							
Fuels-LfL	MWh	Natural Gas	Total/ Lfl landlord-obtained fuels	2,587	2,419	1,964	(18.8)	1,862	1,579	1,576	(0.2)	-	-	-		90	776	388	(50.0)	1,952	2,355	1,964	(16.6)
No. of applicable properties				59 of 59	45 of 45	45 of 45		49 of 49	49 of 49	49 of 49													
Proportion of fuels consumption estimated					8%	1%		0.0%	0.0%	0.0%													
	MWh	Energy	Total energy use	17,295	17,619	18,123	2.9	13,274	12,622	13,506	7.0	1,500	1,375	1,601	16.5	1,079	2,588	2,445	(5.5)	15,853	16,585	17,553	5.8
Energy-Int	KWh/ Sq. Ft	Energy Intensity	Building energy intensity	1.4	1.4	1.31	(4.8)	1.68	1.57	1.46	(6.9)	0.76	0.68	0.65	(4.5)	0.85	1.52	1.13	(25.6)	1.54	1.49	1.35	(9.5)
GHG-Dir-Abs				644	537	465	(13.3)																
GHG-Indir-Abs	Tonnes CO2	Greenhouse gas (GHG) emissions	Total direct/indirect greenhouse gas (GHG) emissions	3,223	3,375	2,999	(11.1)																
			Total GHG emissions	3,867	3,912	3,464	(11.4)																
GHG-Int	Tonnes CO2/ thousand Sq. Ft	GHG emissions Intensity	GHG intensity	0.32	0.30	0.250	(18.0)																

*waste data for 2021/22 onwards includes UK only



Environmental Performance (2/3)

WATER				ABSOLUTE MEASURES (Abs)				LIKE-FOR-LIKE (LFL)																
EPRA Code	Units of Measure	Indicator		Safestore Group				UK				France				Other Markets (NL, BE, ES)				Safestore Group				
				*2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	2022/23	2023/24	2024/25	% change	
Water-Abs				52,774	41,772	47,804	14.4	31,857	21,942	42,886	95.5	2,294	3,691	1,123	(69.6)	5,484	2,621	3,760	43.4	39,635	28,255	47,770	69.1	
Water-Lfl	Cubic Metres	Water	Total/Lfl water consumption																					
No. of applicable properties			Water disclosure coverage	188 of 188	197 of 197	197 of 197		116 of 116	116 of 116	116 of 116		26 of 26	26 of 26	26 of 26		25 of 25	39 of 39	38 of 38		167 of 167	181 of 181	180 of 180		
Proportion of water consumption estimated				12%	2%	7%		1.5%	4.0%	1.0%		0%	0%	0%		0%	10%	75%		1%	2%	1%		
Water-Int	M3/ Sq. Ft	Water Intensity	Building water intensity	0.004	0.003	0.003	6.0	0.004	0.003	0.005	77.7	0.0012	0.0018	0.0005	(75.0)	0.0043	0.0015	0.0017	12.9	0.004	0.002	0.002	(60.7)	

WASTE				ABSOLUTE MEASURES (Abs)			
EPRA Code	Units of Measure	Indicator		Safestore Group			
				*2022/23	2023/24	2024/25	% change
Waste-Abs (Recycling)				233	147	145	(1.4)
Waste-Abs (Energy from Waste)	Tonnes	Waste	Total weight of waste by disposal route	599	448	438	(2.2)
Waste-Abs (Landfill)				-	-	-	n/a

Environmental Performance (3/3)

UK				
EPRA Code	Units of Measure	Indicator		2025
Cert-Tot	No. of properties certified % of building area	Type and number of sustainably certified assets	No. of properties certified	61
			% of 2025 floor area (UK)	45%
			% of certified area by EPC rating:	
			A+	3%
			A	10%
			B	38%
			C	33%
			D	17%
			E	0.0%
			% of certified area by BREEAM rating:	
			Very Good	3%
SPAIN				
EPRA Code	Units of Measure	Indicator		2025
Cert-Tot	No. of properties certified % of building area	Type and number of sustainably certified assets	No. of properties certified	14
			% of 2025 floor area (ES)	86%
			% of certified area by EPC rating:	
			A+	0%
			A	0%
			B	99%
			C	1%
			D	0%
			E	0%
GROUP				
EPRA Code	Units of Measure	Indicator		2025
Cert-Tot	No. of properties certified % of building area	Type and number of sustainably certified assets	No. of properties certified	82
			% of 2025 floor area (Group)	39%
			% of certified area by EPC rating:	
			A+ or higher	10%
			A	7%
			B	44%
			C	25%
			D	13%
E	0%			

Social Performance

EPRA Code	Units of Measure	Indicator	Safestore Group (31 October 2024)		Safestore Group (31 October 2025)	
			% Male	% Female	% Male	% Female
Diversity-Emp	% of employees	Employee gender diversity	Board Directors		50%	50%
			Senior Managers (excl.		76%	24%
			All colleagues		64%	36%
			50%	50%	50%	50%
			72%	28%	72%	28%
			62%	38%	62%	38%

EPRA Code	Units of Measure	Indicator		2024	2025
Diversity-Pay	Ratio of male:female pay	Diversity pay	All relevant colleagues per UK Gender Pay Report	1.16:1	1.14:1
Emp-Training	Average hours per employee	Training & Development		37	40.8
Emp-Dev	% of employees receiving at least one review	Employee performance appraisals		100%	100%

EPRA Code	Units of Measure	Indicator	2024	2025
H&S-Emp	Number of reportable injuries (RIDDOR)	Employee health & safety	3	0
	LTIFR per 1000K working hours		8.3	3.4
H&S-Asset	Number of Fire & H&S risk assessments carried out (# of properties assessed)	Asset health & safety assessments	70	119
H&S-Comp	Number of non-compliance incidents	Asset health & safety compliance	0	0

Governance (1/3)

6.1 Gov-Board - Composition of the Highest Governance Body			
EPRA Recommendation:	CORE: Companies must report the composition of the highest governance body by: 1. Number of executive board members; 2. Number of independent/non-executive board members; 3. Average tenure on the governance body; 4. Number of independent/non-executive board members with competencies relating to environmental and social topics.		
Safestore's Position:	The Board of Directors of Safestore Holdings plc, is its highest Governance Body which is responsible for: (i) strategic guidance for the Safestore group; (ii) the effective monitoring of management; and (iii) the accountability of management to the broader organisation and its stakeholders. In addition the Board of Directors of Safestore Holdings plc is responsible for approving the group's gender pay gap reporting.		
	As at 31 October 2025	Public Disclosure: 2025 Annual Report	Public Disclosure: Corporate website
Highest Governance Body Board of Directors of Safestore Holdings plc, as noted above.	The Board has a formal schedule of matters specifically reserved for its decision.	<i>Corporate Governance Report:</i> Leadership – The role of the Board page 78 . Effectiveness – Activities of the Board page 79, including a summary of the key activities of the Board page 80.	
Composition of the Board: The Board considers Director independence in accordance with the UK Corporate Governance Code 2018 (Code Provision 10).	The Board comprised two executive directors, a Chair and five non-executive directors, determined by the Board to be independent.	<i>Corporate Governance Report:</i> Leadership – The Board and its independence page 78.	Pages: Governance Overview and Board of Directors The Company's website provides the current composition of the Board and updates the position disclosed in the 2025 Annual Report. The Board now has two executive directors, a Chair and five independent non-executive directors.
Average tenure of the Board of Directors.	Eight Directors serving approx. 43 years. Average tenure approx. 5.4 years.	<i>Corporate Governance Report:</i> Board of Directors - Pages 76 & 77 – Provides dates when each director commenced their role. Effectiveness – Appointment terms and election of directors page 81.	Pages: Board of Directors Provides current composition of the Board of Directors.
Number of independent/non-executive board members with competencies relating to environmental and social topics			Pages: Board of Directors Laure Duhot (an independent non-executive director). Her biography references her experience relating to environmental and social topics

Governance (2/3)

6.2 Gov-Select - Nominating and selecting the highest governance body			
EPRA Recommendation:	CORE: Companies must describe the nomination and selection process for the highest governance body and its members, and the criteria used to guide the nomination and selection process.		
Safestore's Position:	The Board has delegated authority to its Nomination Committee to assess the composition of the Board and to make recommendations to the Board as the Committee considers necessary. The Committee operates in accordance with its Terms of Reference that are reviewed annually and approved by the Board. The Terms of Reference describe the nomination and selection process for the Board and its Committees, and the criteria used to guide the process.		
EPRA Recommendation:	As at 31 October 2025	Public Disclosure: 2025 Annual Report	Public Disclosure: Corporate website
Report the nomination and selection processes for the Board and its Committees	The Nomination Committee Report in the Company's 2025 Annual Report provides a summary of the Committee's activities during the year – Board and Committee composition. In addition, further disclosure in relation to appointment and removal of directors, vacation of office and annual re-election is provided in the Directors' Report.	<i>Nomination Committee Report:</i> Pages 84-86. <i>Corporate Governance Report:</i> Effectiveness – Board Appointments page 81. <i>Directors' Report:</i> Pages 121.	Pages: Governance Documents - Terms of Reference of the Nomination Committee are available on the Company's website
Director Independence	Prior to appointment and annually the Board considers and determines director independence in accordance with the UK Corporate Governance Code 2018 Code (Provision 10). NB All non-executive directors were determined by the Board to be independent.	<i>Corporate Governance Report:</i> Leadership – The Board and its independence page 78.	
Diversity	The Company has an Equality, Diversity and Inclusion Policy, which includes a Board diversity policy and covers appointments. The Nomination Committee reviews and evaluates the diversity of the Board.	<i>Corporate Governance Report:</i> Diversity – page 75. <i>Nomination Committee Report:</i> Diversity – page 85.	Pages: Governance Documents - Terms of Reference of the Nomination Committee are available on the Company's website

Governance (3/3)

6.3 Gov-Col Process for managing conflicts of interest Corporate-level performance measure			
EPRA Recommendation	CORE: Companies must describe their processes to ensure that conflicts of interest are avoided and managed in the highest governance body.		
Safestore's Position:	Conflicts are managed in accordance with the Companies Act 2006, the Company's Articles of Association and the UK Corporate Governance Code (Code Provision 7).		
EPRA Recommendation:	As at 31 October 2025	Public Disclosure: 2025 Annual Report	Public Disclosure: Corporate website
Report whether conflicts of interest are disclosed to stakeholders, including, as a minimum: - Cross-board membership; -Cross-shareholding with suppliers and other stakeholders; -Existence of controlling shareholder; -Related party disclosure.	The Board has mechanisms in place to review a director's interests and other commitments which may give rise to an actual or potential conflict of interest with the interests of the Company. These mechanisms are in place prior to appointment and during a directors' term of office to report any record any such conflicts. The Board has determined that no director has an actual or potential interest or commitment that conflicts with the interests of the Company. Safestore has no conflicts of interest as set out in the EPRA recommendation.	<i>Corporate Governance Report:</i> Board of Directors - pages 76 & 77 – Includes details of directorships/commitments for each director. Leadership – The Board and its independence page 78 – confirms that the Board has determined that the Directors' commitments do not conflict with the interests of the Company. Effectiveness: - A summary of the Key Activities of the Board – Governance and Risk page 81 - Directors' Conflict of Interest page 82. Directors' Report - Directors' interests in contracts and conflicts of interest page 124.	Pages: Board of Directors The Company's website provides the current composition of the Board and updates the position disclosed on pages 76 & 77 of the 2025 Annual Report.